

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3619		
Staff	Rory Howard		
Petitioner(s)	Broderick Williams		
Owner(s)	Same		
Subject Property	PIN 6846-60-2001		
Type of Request	Special Use Limited Rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single Family, minimum 9,000 square feet) to RSQ-L (Residential, Single Family Quadraplex-Limited Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single-Family • Residential Building, Twin Home • Residential Building, Duplex • Family Group Home A • Cottage Court 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The RSQ District is primarily intended to accommodate predominantly single-family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. This district is intended for application in Growth Management Areas 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks and other governmental support services are available.		
Rezoning Consideration from Section 3.2.19 A 16	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the RSQ-L Zoning District request is consistent with this site’s location in GMA 2 in an area with sidewalks and multimodal transportation options.		
GENERAL SITE INFORMATION			
Location	Northeast intersection of Old Greensboro Road and Crews Street.		
Jurisdiction	Winston-Salem		
Ward(s)	East		
Site Acreage	± 1.45 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Single-family dwelling
	East	RS9	Single-family dwelling

	South	LB	Recreation Services, Outdoor and Services A			
	West	RS9	Single-family dwelling			
Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	Yes, the site is within an established single-family neighborhood and is directly across from a commercially zoned area to the south. The requested uses are generally compatible with these surrounding land uses.					
Physical Characteristics	The site is currently undeveloped and largely wooded. The property gently slopes downwards from south to north.					
Proximity to Water and Sewer	The site has access to public water and sewer.					
Stormwater/ Drainage	As a site plan was not submitted as part of this request, staff cannot determine if any future changes to the site would require additional stormwater review. There are no known drainage issues on the site.					
Watershed and Overlay Districts	The site is not located within a watershed or overlay district.					
Analysis of General Site Information	The site is currently undeveloped and heavily wooded. The site slopes gently from the south to the north and is surrounded by single-family dwellings to the north, east, and west. There are several commercially zoned properties across Old Greensboro Road to the south. The site has access to public water and sewer and no significant development constraints exist.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2611	RS9 to RSQ-S	Approved 4/7/2003	Southwest	0.65	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
Old Greensboro Road	Minor Thoroughfare	NCDOT	253 feet	5,000	13,800	
Crews Street	Local Street	WSDOT	221 feet	N/A	N/A	
Proposed Access Point(s)	As a site plan was not submitted with the request, proposed access points cannot be determined at this time.					
Trip Generation - Existing/Proposed	Existing Zoning – RS9 Seven potential Single-Family Residential dwellings x 9.57 (single-family detached housing trip rate) = 66.99 Trips per Day					
	Proposed Zoning – RSQ-L The developer has not identified a specific use for the property at this time; therefore, the estimated trip generation rate cannot be determined.					

Sidewalks	A sidewalk exists along the site’s Old Greensboro Road frontage. There are no sidewalks along Crews Street.
Transit	WSTA Route 94 stops directly in front of the subject property on Old Greensboro Road.
Analysis of Site Access and Transportation Information	The site is currently undeveloped with no existing access points. The property is at the corner of a local street and a minor thoroughfare. The site has good pedestrian access along Old Greensboro Road. Additionally, a transit stop exists at the site. Trip generation cannot be calculated at this time due to the limited-use nature of this request.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 2 - Urban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage infill development, which can provide housing, decrease sprawl, and keep the urban area more viable. • Apply traditional, walkable neighborhood design principles and standards to existing neighborhoods and neighborhood commercial areas.
Relevant Area Plan(s)	<i>East-Northeast Winston-Salem Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends single-family residential development at a density of 0-8 dwelling units per acre. • The mix, type, and design of development should facilitate walking and bicycling where feasible. • The revitalization of older/underutilized commercial and industrial sites and buildings is to be encouraged.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is not located within an activity center.
Rezoning Consideration from Section 3.2.19 A 16	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with Legacy 2030?
	Yes.

<p>Analysis of Conformity to Plans and Planning Issues</p>	<p>This request is to rezone an undeveloped 1.45-acre site from RS9 to RSQ-L, for the uses Residential Building, Single-Family; Residential Building, Twin Home; Residential Building, Duplex; and Family Group Home A.</p>	
	<p>The property is located within GMA 2 and has excellent multimodal transportation access. While the request would allow for attached residential units to be constructed on the site, the maximum allowable density for the site is consistent with the area plan’s density recommendation of 0-8 units per acre. Attached “missing middle” housing products, such as duplexes and twin homes, are generally compatible with existing single-family neighborhoods. The request is generally consistent with <i>Legacy 2030</i>’s recommendations to promote infill residential development at appropriate locations.</p>	
<p>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</p>		
<p>Positive Aspects of Proposal</p>	<p>Negative Aspects of Proposal</p>	
<p>The request is generally consistent with the recommendations of the <i>East-Northeast Winston-Salem Area Plan Update</i> and <i>Legacy 2030</i>.</p>	<p>The adopted area plan recommends single-family development for the subject property.</p>	
<p>The proposal provides an opportunity to construct additional housing on an undeveloped site in GMA 2 within the serviceable land area.</p>		
<p>The site is well-served by multimodal transportation.</p>		

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3619
JUNE 13, 2024**

Bryan Wilson presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO
Director of Planning and Development Services